

AGENDA
BROOKFIELD ZONING COMMISSION
Thursday, August 14, 2014 – 7:00 p.m.
MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD

1. **Convene Meeting**
 - a. **Review Minutes of Previous Meetings:** 6/12/14, 6/26/14, 7/10/14, 7/24/14

2. **Land Use Enforcement**
 - a. **Enforcement Officer's Report:**

3. **Review Correspondence**
 - a. **Minutes of other Boards and Commissions:** Inland Wetlands Commission 7/14/14, 7/28/14; Zoning Board of Appeals 8/4/14; Planning Commission 7/17/14; Aquifer Protection Agency 7/10/14

 - b. Letter from Linda Brunza of DEEP to R. Tedesco, Dir. Of Public Works received 7/30/14 in Land Use – Re: Flood Relief Storm Sewers
 - Attachment of Permit Application

 - c. Memo from N. Mack, Zoning Secretary to Zoning Commission dated 7/25/14: Requested amendment to Zoning minutes of 7/24/14

 - d. CT Federation of Planning & Zoning Agencies Quarterly Newsletter: Summer 2014

 - e. E-mail from Judy Johnson to Zoning Commission dated 8/1/14 Re: Graffiti Bridge Signage – Sunset Sizzler Sign Removal
 - Response e-mail from A. Dew dated 8/1/14

 - f. Letter from Water Source dated 8/6/14 Re: 1084 Federal Rd #201400602

4. **Public Hearing 7:30 p.m.**
 - a. **The Meadowbrook Aquifer Protection District #201400650: Add the Meadowbrook Aquifer Protection Area to the Zoning Map.**

5. **Old Business:**
 - a. **Proposed Zone Change for 19 & 23 Station Road #201400370:** Request for 19 & 23 Station Road which is currently in the Town Center District to include Incentive Housing District Overlay: Perimeter sub-zone (*dec date 10/17/14*)

6. **New Business:**
 - a. **140 Federal Road (Chick-fil-A) #201400681:** Site Plan Modification to remove one (1) pine tree and two (2) deciduous trees on the site and replace them with shrubs (*dec date 10/17/14*)
 1. Letter to A. Dew (ZEO) from Daniel Pedersen of the Lauro Group dated 7/29/14 Re: Applicatin for Site Plan / Design Review Modification – Proposed Chick-fil-A Restaurant.
 2. Map titled “Landscape Plan” prepared by Lauro Group dated 1/10/13 revised thru 7/23/14 – sheet L-1

 - b. **132 Federal Road (Straightline Home Improvement) #201400642:** Site Plan Modification for warehousing of materials in unmarked parking area (*dec date 10/17/14*)
 1. Drawing on a Site Plan map dated 3/4/14 of area to be used for storage
 2. Letter from Water Source dated 8/6/14

 - c. **901 Federal Road (Newbury Village):** Letter from A. Dew to Zoning Commission dated 7/30/14 Re: Newbury Village Additional Units

- d. **227 Federal Road (Interstate Batteries) #201400683:** 29 square foot Illuminated Building Sign
1. “Sign Elevation Exhibit” prepared by US Signs dated 3/24/14 revised 6/23/14 – sheet 2:3 and 3:3
- e. **138 Candlewood Lake Rd (St. Marguerite Church) #200800944:** Request for final bond release of \$2,700.00
- f. **328 Federal Rd (Magic Touch Grooming) #201400697:** 16.25 sq. ft. illuminated building sign (29 watts total – 1.78 watts per sq. ft.) and a 6 sq. ft. roadside sign (non-illuminated)
- g. **265 Federal Rd (The Pottery Factory) #201400691:** 33 sq. ft. illuminated building sign (four gooseneck lights) and 6.2 sq. ft. roadside sign (non-illuminated)
- h. **893, 891, Still Water Circle – Federal Road #201400705: Design Review for 9 New Townhomes for Newbury Village PARC Development (PH can be scheduled for 9/11/14)**
- **Application #201400705 (included) for Natural Resources Removal**
 - 1. Development Report prepared by CCA, LLC dated 8/5/14
 - 2. **Bond Estimate** for Erosion Control in the amount of \$42,207.00
 - 3. **Map Cover Sheet Titled “Revised Site Development Plans Additional Townhouse Units Newbury Village”** prepared by CCA, LLC dated 7/10/14 revised thru 8/5/14
 - “General Legend, Notes And Abbreviations” dated 6/2012 – sheet N1
 - “Perimeter Survey Showing Revised Property Lines & Areas to be Conveyed Between Ceasar V. & Ursula V. Dambrowski, Estate of Helen B. Gereg & Newbury Village, LLC 883, 891 & 901 Federal Road” – dated 8/5/14 – sheet 1 of 1
 - “Existing Conditions” dated 7/10/14 – sheet C1
 - “Layout & Materials Plan” dated 7/10/14 revised thru 8/5/14 – sheet C2
 - “Grading & Drainage Plan” dated 7/10/14 revised thru 8/5/14 – sheet C3
 - “Utilities Plan” dated 7/10/14 revised thru 8/5/14 – sheet C4
 - “Landscape Plan” dated 7/10/14 revised thru 8/5/14 – sheet C5
 - “Notes & Details” dated 7/10/14 revised thru 8/5/14 – sheets C6 – C9
 - “Sedimentation And Erosion Control Plan” dated 12/7/05 – sheet E1
 - 4. **Architectural Plans:**
 - “Foundation Plan” prepared by The Sullivan Architectural Group dated 5/15/14 – sheet A-100
 - “First Floor Plan” dated 4/7/14 – sheet A-101
 - “Second Floor Plan” dated 4/7/14 – sheet A-102
 - “Roof Plan” dated 4/7/14 – sheet A-103
 - “Elevations” dated 8/6/14 – sheet A-200 and A-201
7. **Tabled Items:**
8. **Informal Discussion:**
- a. **Accessory Apartments:** Requested by Bob Novak of Echo Cottages
9. **Comments of Commissioners:**
10. **Adjourn:**

****Next Regular Meeting Scheduled for August 28, 2014****